GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands - APIIC - National Industrial Corridor Programme of GoI - Kopparthy Node under the Vizag Chennai Industrial Corridor - AP-Industrial Corridors Infrastructure Development Corporation Ltd., (APICDC), SPV to partner with National Industrial Corridor Development Corporation (NICDC), GoI to develop the Industrial lands - Transfer of project lands (2,595.74 acres) of Kopparthy Node from APIIC to APICDC, duly incorporating the change of name of SPV with Registrar of Companies under Ministry of Corporate Affairs and with the approval of exemption of stamp duty from the competent authority - Orders - Issued.

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INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.Ms.No.85 Dated:05/12/2024

Read the following:

1. G.O.Ms.No.48, Industries & Commerce (Infra) Dept., dt:02.09.2024.
2. G.O.Rt.No.163, Industries & Commerce (Infra) dept., dt.18.09.2024.
3. From the VC&MD., APIIC Ltd., e-file No.APIIC-16024/8 /2024-ENGG WING I- APIIC (C.No.2632618).

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ORDER:

In the G.O. 1st read above, Government had accorded approval to the addendum of Shareholders Agreement (SHA) and State Support Agreement (SSA) for Orvakal and Kopparthy Nodes to the existing Shareholders Agreement (SHA) and State Support Agreement (SSA) signed on 29th November 2017, and renaming the existing SPV *"NICDIT Krishnapatnam Industrial City Development Ltd."* as *"AP-Industrial Corridors Infrastructure Development Corporation Limited (APICDC)"* and also accord approval for the development of Orvakal and Kopparthy Nodes (to be approved by CCEA) and future NICDIT sponsored nodes in the State under the NICDIT Framework, through this SPV - APICDC.

2. In the G.O. 2nd read above, Government have accorded permission to nominate APIIC Limited, as the Nodal Agency on behalf of Government of Andhra Pradesh, to enter Share Holder Agreement (SHA) and to execute State Support Agreement (SSA) with NICDC, GoI for the development of Orvakal and Kopparthy Nodes under the NICDIT Framework through the SPV, APICDC. Subsequently, the addendum agreements of SHA & SSA has been signed between State

(P.T.O.)

Government (APIIC) and GoI (NICDIT) on 30.10.2024 for development of Orvakal Node under the existing SHA & SSA signed for Krishnapatnam Node on 29th November 2017.

3. In the reference 3rd read above, the VC&MD., APIIC Ltd., has informed that, Kopparthy Node was identified under Vizag Chennai Industrial Corridor (VCIC) in Andhra Pradesh for development under National Industrial Corridor Programme. A Special purpose Vehicle (SPV) has been formed as a Joint Venture of Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC) (Nodal Authority) and National Industrial Corridor Development and Implementation Trust (NICDIT) Limited (GOI Agency). The SPV is named as "NICDIT Krishnapatnam Industrial City Development Limited (NKICDL)" with 50:50 shareholding of APIIC (on behalf of GoAP) and NICDIT (on behalf of GoI). In 13th meeting of board of trustees of NICDIT held on 08.07.2024, CCEA has accorded approval for phase-1 development of Kopparthy Node in Kadapa District in an extent of 2,595.74 Acres with an estimated cost of project (including Land) of INR 2,136.51 Crores for construction of internal infrastructure components of Phase-1 area.

4. As per clause 4.1 & 4.3 of SHA agreement, the total land extent of 2,595.74 Acres costing Rs. 872.07 Crores (@33.60 Lakhs/Acre) has to be transferred to the SPV- APICDC (AP Industrial Corridors Infrastructure Development Corporation as equity contribution by APIIC. NICDC will transfer an amount of INR 872.07 Crores matching the equity of land cost of APIIC in the form of cash into the project SPV.

- The Village wise total extent of land developed under Kopparthy Node (2595.74 acres) in Kadapa District has been is tabulated below:-

Sl.No.	**Name of Mandal**	**Name of the Village**	**Land Extent in Acres**
1	C.K. Dinne Mandal	Kopparthy	2,323.39
2	C.K. Dinne Mandal	Tadigotla	272.35
		Total Area	**2,595.74**

- For the tranche-1 transfer of funds i.e., INR 50 Crs, NICDC has requested for survey no. wise details of 149 Acres of land equivalent Rs. 50.06 crores (@33.60 Lakhs/Acre) propoised to be transferred to SPV. The same was tabulated below and submitted to NICDC for infusing Rs.50.00 crores of cash equity to SPV immediately.

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NICDC Kopparthy Node Tranche-1 Area in 149.00 ACRES			
Sl. No	**Mandal**	**Village**	**Survey No.**
1	C.K. Dinne	Kopparthy	714
2			715
3			727
4			728
5			729
6			730 (part)
7			731 (part)
8			737
9			738
10			740
11			1217
12			1218
13			1219
14			1224
15			1225
16			1226
17			1227
18			1228

5. The VC&MD., APIIC Ltd., has therefore, requested the Government to accord permission for transfer of Project land to an extent of 2,595.74 acres pertaining to Kopparthy Node under VCIC from APIIC to SPV Company formed under NICDC program i.e AP-Industrial Corridors Infrastructure Development Corporation Ltd., AP-ICIDCL subject to incorporation of name change of SPV in RoC since to transfer the equity, transfer of the land through registered sale deed favoring to SPV is a condition precedent in SHA vide clause 4.1 and 4.3. The registration process will be started post approval of the Government to transfer the land to SPV and exemption of Stamp Duty for the transaction.

6. Government after careful examination of the matter, hereby accord permission to the VC&MD., APIIC Ltd., for transfer of Project land to an extent of 2,595.74 acres pertaining to Kopparthy Node under VCIC from Andhra Pradesh Industrial Infrastructure Corporation Ltd., (APIIC) to AP-Industrial Corridors Infrastructure Development Corporation Ltd., (APICDC), duly incorporating the change of name of SPV with Registrar of Companies under Ministry of Corporate Affairs and with the approval of exemption of stamp duty from the competent authority, as exempting the Stamp Duty for the transfer of lands from one Government Entity to a Government SPV is a common practice across the Country.

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7. The Revenue (REG.I) Department is requested to issue appropriate notification under the provisions of Section 9 of Indian Stamp Act, 1899 and other enabling provisions as applicable in the State, exempting the applicability of Stamp duty on the above transfer.

8. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Limited (APIIC) shall take further necessary action in the matter, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N.YUVARAJ
SECRETARY TO GOVERNMENT

To
The Vice Chairman & Managing Director, APIIC Ltd., APIIC Tower,
Plot No.CFC-1, Mangalagiri, Guntur District, A.P. - 522 503.
The Revenue (REG.I) Department, A.P. secretariat.

Copy to:

The Additional Commissioner, APICDA.
The CEO & MD, National Industrial Corridor Development
Corporation Ltd., (NICDC), 8th Floor, Tower.I,
124, Jeevan Bharti Building, Parliament Street,
Connaught Place, New Delhi.
The Director of Industries, APIIC Towers, IT Park, Mangalagiri.
The P.S. to Addl. Secretary to C.M., A.P. Secretariat.
The P.S. to Hon'ble Minister (I&C and FP).
The P.S. to Chief Secretary to Government, A.P.Secretariat.
The P.S. to Secretary to Govt. & CIP., Ind. & Comm. Dept.,
A.P. Secretariat.
SC/SF.

// FORWARDED:: BY ORDER //

(V.KARUNA)
SECTION OFFICER